

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND  
(Greenbelt Division)

In re:

Anil Chatterjee  
Milagros B. Chatterjee

Debtor(s),

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Case No. 10-32378 TJC

Chapter 13

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**ORDER APPROVING SALE OF REAL PROPERTY**  
**AND WAIVER OF TEN DAY STAY**

Upon a motion and/or notice by the debtor for approval of sale and the application of proceeds to pay-off the existing lien(s), it is by the United States Bankruptcy Court for the District of Maryland,

**ORDERED**, that the sale noticed by the debtor in this case by notice filed April 25, 2013, of property known as 4102 Queensbury Road, Hyattsville, Maryland, is approved by the court, under the terms of this Order; and it is further

**ORDERED**, that all debts secured by present liens upon the property shall be paid at settlement; and it is further

**ORDERED**, that after payment of closing costs and satisfaction of liens upon the property, the settlement officer shall remit directly to the Chapter 13 Trustee the lesser of the amount required to pay off all allowed claims, or the Debtor's share of the total remaining net

proceeds, along with a copy of the fully executed settlement sheet (HUD-1); and it is further

**ORDERED**, that if the Trustee does not receive the required proceeds and settlement sheet (HUD-1) within ninety (90) days of the date of entry of this Order, the authority to sell granted by this Order shall automatically terminate and the modification to plan approved herein shall be void; and it is further

**ORDERED**, that the ten day stay of this Order Approving Sale, pursuant to Rule 6004(g) of the United States Rules of Bankruptcy Procedure, is hereby waived and the sale may proceed according to the terms of this Order Approving Sale granted by this court.

cc: Attorney for Debtor  
Chapter 13 Trustee

**END OF ORDER**